



11131 NE HALSEY ST
PORTLAND, OR 97220

FOR SALE/OWNER USER RESTAURANT
2 TENANT GATEWAY RETAIL

DO NOT DISTURB TENANTS

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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AMO

LUIS MARTIN DEL CAMPO

VICE PRESIDENT, RETAIL PROPERTIES

503-416-8422

LuisM@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

(503) 223 3171 • norris-stevens.com • 900 SW 5th Avenue, 17th Floor • Portland, OR 97204

RETAIL PROPERTY OVERVIEW

Sale Price:	\$2,200,000 (\$252 psf)
Building Size:	± 8,740 SF
Land Size:	3 lots totaling: ± 22,500 SF
Year Built:	1959 (Renov 2018)
Parking:	14 off street parking spaces, on-street parking available on Halsey & Weidler
Zoning:	CM 2
Construction Type:	Masonry
County:	Multnomah

The property is an 8,740 SF Freestanding building with two food production/restaurant/pub tenants with full kitchen buildouts. This offering represents a prime opportunity for restaurant operator / owner-user to purchase and occupy 4,890 sf of turnkey food production space.

HIGHLIGHTS

Stable Lease Income: 44% of building leased to longstanding McGillacuddy's Pub paying \$3,835 monthly, lease extends to 7/31/26, they have (1) five-year option to renew

Second Generation Restaurant/Commercial Kitchen available: Move in ready kitchen space available 4,890 sf, FF&E is available

Significant Renovations (2018): Second generation restaurant space was fully upgraded including plumbing, grease trap, flooring, 4 of 6 HVACs, coolers, freezers, outdoor trash enclosure with drain, roll up door, offices

2 Pylon Signs: One facing NE Halsey and another facing NE Weidler

Roll Up Door: On grade leading into small loading warehouse area

Excellent Visibility & Location: Great access, visibility, and road frontage to both NE Halsey and NE Weidler (over 35,000 cars per day)

Surrounding Retailers & Amenities: Fred Meyer, Winco Foods, Office Depot, Kohl's, Kaiser Gateway Medical Office, Gateway transit center, MAX station



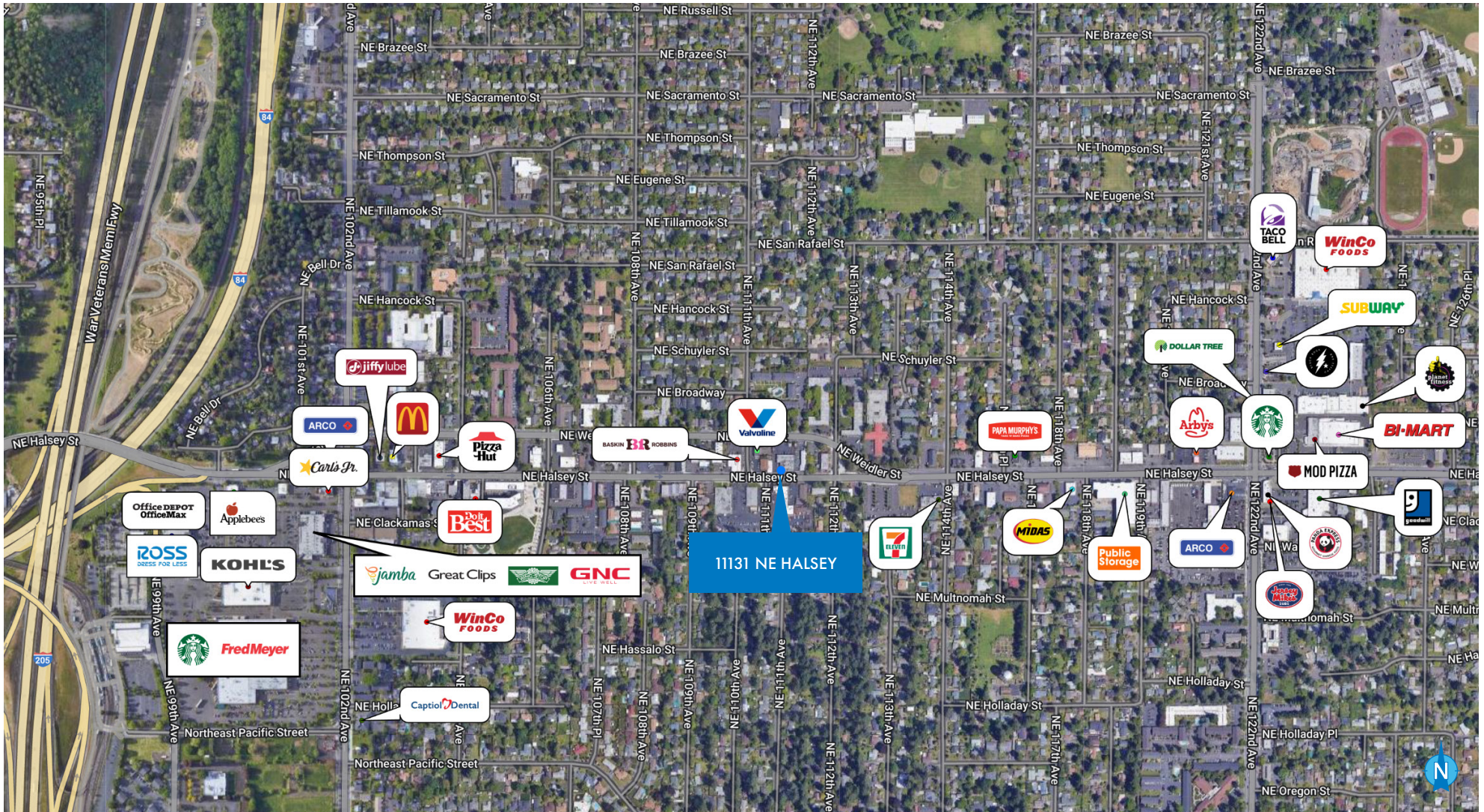
PORTLAND SANDWICH CO. PROPERTY PHOTOS



MCGILLACUDDY'S PUB PROPERTY PHOTOS



LOCATION OVERVIEW - SURROUNDING AREA MAP



LOCATION OVERVIEW - AERIAL OF PROPERTIES

